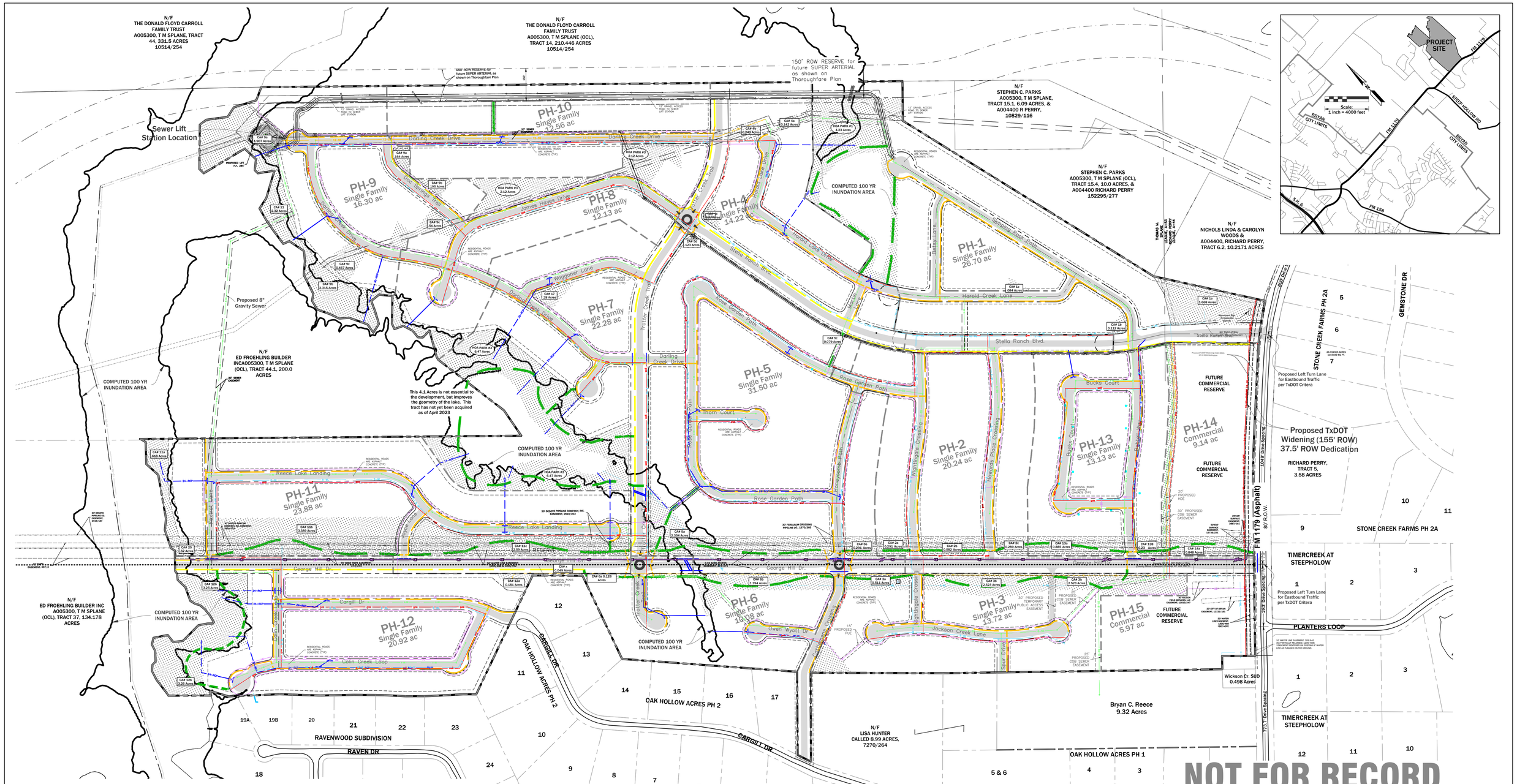

LEGEND

- Sewer Lines
- Potable Water Line
- Storm Lines
- HOA Park/Greenspace
- Common Area w/ Acreage — CAR 23 4.425 Acres
- HOA Park w/ Acreage — HOA PARK # 4 4.23 Acres
- Gas Line
- Underground Electric
- Overhead Electric
- Fire Hydrant
- 10' Wide Trail
- 6' Wide Sidewalk
- 5' Wide Sidewalk

Scale: 1 inch = 200 feet (when printed 24"x36")

PLANNING NOTES:

1. The subject property was annexed into the City of Bryan and assigned PD-M zoning per Ordinance No. 2633 approved by City Council on 7-11-2023
2. A Home Owner's Association (HOA) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for construction, operations, repair, and maintenance of all HOA Parks, Common Areas, private drainage easements, and private storm water detention facilities which area a part of this subdivision. The City of Bryan shall not be responsible for any operation, repair, and maintenance of these areas.
3. This development will have three (3) Signature Parks and thirty-five (30) Common Areas, all owned and maintained by the HOA and platted as either HOA Parks or Common Areas. No CoB public parks are included in this plan.

ENGINEERING NOTES:

1. Per FEMA FIRM MAP NUMBER 48041C0210E MAP REVISED MAY 16, 2012, this subdivision is located in "OTHER AREAS - ZONE X Areas determined to be outside the 0.2% annual chance floodplain." Because this project is outside of the floodplain, there exists no floodplain or floodway to be shown on the Master Plan.
2. The areas labeled "COMPUTED 100 YR INUNDATION AREA" are a rough estimate of the floodplain utilizing the CoB 2015 contours for surface data, HEC-HMS 4.6 for hydrology, & all reach routings and floodplain computation computed in an unsteady HEC-RAS 5.0.7 model. These models will be updated with more, smaller basins and more accurate survey prior to platting, but the inundated limits are not expected to change noticeably.
3. We assume that FEMA shall require a LOMR on ALL TRIBUTARIES which are shown on the FIRM. The LOMRs will be submitted to FEMA prior to FINAL Plat submission of the phases impacted by the floodplain.
4. This subdivision was cleared from Jurisdictional Waters by CME in June of 2020.

NOT FOR RECORD

REVISED MASTER PLAN

STELLA RANCH SUBDIVISION

SHEET 1 / 2

15 Phases

252.76 Acres

SCALE:
1" =200'

Brazos County, Texas
RICHARD PERRY LEAGUE, A–44
THOMAS M. SPLANE LEAGUE, A–53
BRAZOS COUNTY, TEXAS
Maximum 512 Lots

MASTER PLAN PREPARED ON APRIL 2025

OWNER:
STELLA RANCH, LLC
3900 SH 6 SOUTH
COLLEGE STATION, TX 77845

ENGINEER:
MITCHELL & MORGAN, L.L.P.
3204 EARL RUDDER FWY. SOUTH
COLLEGE STATION, TX 77845
PHONE (979) 260–6963

SURVEYOR:
KERR SURVEYING
409 N. TEXAS AVENUE
BRYAN, TX 77803
(979) 268–3195

Development Estimate By Phase

	Phase (acres)	TxDOT ROW (acres)	CoB ROW (acres)	PARK (acres)	Common Area Lots - green space (acres)	Lake (acres)	Usable Area (acres)	# Lots	Avg Lot Size (s.f.)	Avg Lot Size (acres)	Zoning
PH1	26.703	0.17	4.38	4.238	1.871	1.016	15.028	51	12,836	0.29	RD7
PH2	22.653	0.07	7.75		1.714		13.119	42	13,606	0.31	RD7
PH3	13.05		1.86		1.988		9.202	40	10,021	0.23	RD7*
PH4	13.549	1.36	5.04		0.532		6.617	26	11,086	0.25	RD7
PH5	28.927		6.55		2.537		19.84	52	16,620	0.38	RD7
PH6	9.687		1.39		1.502		6.795	17	17,411	0.40	RD7
PH7	22.416		4.7	6.324	0.276	2.57	8.546	25	14,891	0.34	RD7
PH8	12.278		2.27	0.874	1.842		7.292	21	15,126	0.35	RD7
PH9	16.296	1.02	2.11		5.252		7.914	28	12,312	0.28	RD7
PH10	13.099	2.69	1.75		0.069		8.59	31	12,070	0.28	RD7
PH11	24.236		5.38		6.846		12.01	40	13,079	0.30	RD7
PH12	20.923		5.3		3.531		12.092	70	7,525	0.17	RD7*
PH13	13.032		2.55		1.117		9.365	58	7,033	0.16	RD7*
PH14	9.059	0.84			0.734						C2
PH15	6.849	0.32									C2
Totals:	252.757	6.47	51.03	11.436	29.811	3.586		501	11,860	0.27	

*THERE WILL BE NO MORE THAN 18.7% OF THE TOTAL AREA OF THE DEVELOPMENT IN LOTS LESS THAN 7,000 SF IN AREA & WIDTHS NARROWER THAN 70 FT WIDE. IN ALL CASES, THESE SMALLER LOTS WILL BE NO LESS THAN 6,000 SF IN AREA AND NO NARROWER THAN 50 FT IN WIDTH.

Park Equipment / Quantities by Phase

	Location	30' x 30' Pavilion	Cantilever Swing	Nest Swing	Port Liberty Play Structure	Teeter Totter	Pier	Flatwork	Border	Trees - 15 gallon	Mulch
Units		SF	EA	EA	EA	EA	EA	SF	LF	EA	SF
Quantity		2700	3	2	2	1	2	5535	543	84	9118
Ph 1	Park 1						1	1080			
Ph 2	Park 1	900									
Ph 3	Park 1								181	28	2900
Ph 4	Park 1		1	1							
Ph 5	Park 2						1			21	
Ph 6	Park 2							2500			
Ph 7	Park 2								185		3200
Ph 8	Park 2							1955			
Ph 9	Park 3	900									
Ph 10	Park 2									23	
Ph 11	Park 2		1	1	1					12	
Ph 12	Park 2	900									
Ph 13	Park 3		1		1	1			177		3018

Right of Way Information Table

Name:	Class	ROW	Pvmt	Curbs	Sidewalk	Material
George Hill Dr	Minor Collector	80	30	No	6' One Side	Asphalt
Stella Ranch Blvd.	Minor Collector	80	30	No	6' One Side	Asphalt
Trotter Creek Trail	Minor Collector	80	30	No	6' One Side	Asphalt
Harold Lake Dr	Local	50	27	Yes	5' One Side	Asphalt
Doc Springs Tr	Local	50	27	Yes	5' One Side	Asphalt
James Hayes Dr.	Local	50	27	Yes	5' One Side	Asphalt
Darling Creek Dr.	Local	50	27	Yes	5' One Side	Asphalt
Waggoner Ln.	Local	50	27	Yes	5' One Side	Asphalt
Reece Lake Landing	Local	50	27	Yes	5' One Side	Asphalt
Colin Creek Dr.	Local	50	27	Yes	5' One Side	Asphalt
Owen Wyatt Dr.	Local	50	27	Yes	5' One Side	Asphalt
Jackson Creek Dr.	Local	50	27	Yes	5' One Side	Asphalt
Cattlemens Crossing	Local	50	27	Yes	5' One Side	Asphalt
Rose Garden Path	Local	50	27	Yes	5' One Side	Asphalt
Honeycomb Path	Local	50	27	Yes	5' One Side	Asphalt
Nightingale Crossing	Local	50	27	Yes	5' One Side	Asphalt
Howards Place Crossing	Local	50	27	Yes	5' One Side	Asphalt
Annie Lane	Local	50	27	Yes	5' One Side	Asphalt
Bucks Court	Local	50	27	Yes	5' One Side	Asphalt
Skipping Rock Path	Local	50	27	Yes	5' One Side	Asphalt
Bobtail Way	Local	50	27	Yes	5' One Side	Asphalt
Betsy Lane	Local	50	27	Yes	5' One Side	Asphalt
Martin Lane	Local	50	27	Yes	5' One Side	Asphalt

Lot #	Owner	Legal Description	Vol / Pg	Area
19A	TAYLOR CALEN B & JENNA R	RAVENWOOD, LOT 19 (PT OF)	15478/237	0.97 Acres
19B	COSTAS PAUL & ANNA	RAVENWOOD, LOT 19 (PT OF)	10804/267	1.00 Acres
20	WATSON JOSHUA C	RAVENWOOD, LOT 20	7175/259	1.00 Acres
21	HANUS DAVID W & SYLVIA L	RAVENWOOD, LOT 21	2627/295	0.99 Acres
22	NICHOLS J D & L L LIVING TRUST &	RAVENWOOD, LOT 22	12033/272	1.19 Acres
23	KURTZ LYNDON & GAIL (LIFE ESTATE)	RAVENWOOD, LOT 23	5785/180	1.83 Acres
11	HATHCOX RONALD A & KATHY L	OAK HOLLOW ACRES PH 2, LOT 11	2453/197	2.04 Acres
12	NICHOLS J D & L L LIVING TRUST	OAK HOLLOW ACRES PH 2, LOT 12	12329/102	1.85 Acres
13	FISCHER ARLO & CHERIE	OAK HOLLOW ACRES PH 2, LOT 13	13022/48	1.50 Acres
14	MCCRACKEN PHILLIP Q & LISA F	OAK HOLLOW ACRES PH 2, LOT 14	13601/079	1.50 Acres
15	PENNY MILDRED A &	OAK HOLLOW ACRES PH 2, LOT 15	2810/237	1.50 Acres
16&17	DODDS MICHAEL LEE	OAK HOLLOW ACRES PH 2, LOT 16 & 17	N/A	3.00 Acres

Variances per PD-M Zoning

		Ordinance	Variance
1	Minimum Centerline Radius (Collector)	430	285
2	Block Length along Local and Collector Streets	1200	1400
3	Cul-de-Sac Street Lengths:	800	1100
4	Loop Street Lengths:	1600	1960
5	Sidewalks	Both Sides	One Side plus Trails
6	Collector Street ROW Width & Section	60' ROW w/ 38' C&G Street	80' ROW w/ 30' Asphalt w/ Ditches
7	PUE Dedication	All lot lines	Only as required
8	Lots Area	7000 sf	18.7% by area between 6,000 sf - 7,000 sf
9	Lot Width	70 ft	18.7% by area between 50 ft - 70 ft

NOT FOR RECORD

REVISED MASTER PLAN

STELLA RANCH SUBDIVISION

SHEET 2 / 2

15 Phases

252.76 Acres

SCALE:
1" =200'

Brazos County, Texas
RICHARD PERRY LEAGUE, A–44
THOMAS M. SPLANE LEAGUE, A–53
BRAZOS COUNTY, TEXAS
Maximum 501 Lots

MASTER PLAN
PREPARED ON
APRIL 2025

OWNER:
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